

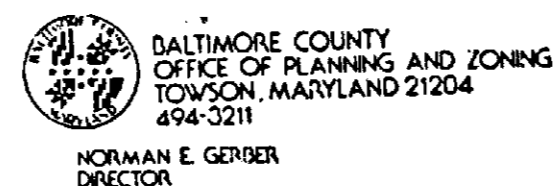
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Commissioner of Baltimore County, this 12th day of September, 1984, that the herein Petition for Variance(s) to permit a side yard setback of 10 feet in lieu of the required 15 feet for the expressed purpose of constructing a 17'x17.5' addition, in accordance with the site plan submitted, is GRANTED, from and after the date of this Order.

John M. Duma
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE September 13, 1984
BY *May C. Cope*
Clerk of the Court



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 7-10-84
Item # 2
Property Owner: Stephen M. Ensor, et ux
Location: NW/Cor. Sixth Avenue and Avondale Rd.

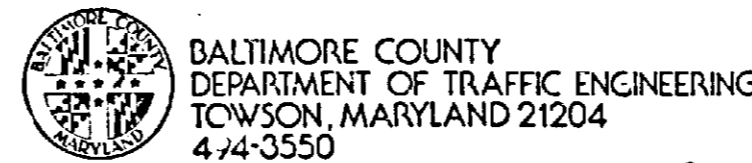
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-78. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-78, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

Eugene A. Doherty
Eugene A. Doherty
Chief, Current Planning and Development

cc: James Howell



STEPHEN E. COLLINS
DIRECTOR

July 23, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 2 -SAC- Meeting of July 10, 1984
Property Owner: Stephen M. Ensor, et ux
Location: NW/Cor. of Sixth Avenue and Avondale Road
Existing Zoning: D. R. 5.5
Proposed Zoning: Variance to permit a side yard setback of 10' in lieu of the required 15'.

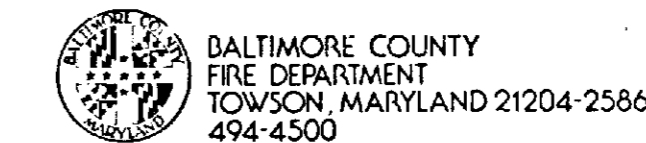
Acres: Lot # "Thornwood" Plat 2, 21-6
District: 11th

Dear Mr. Jablon:

The petition should be warned not to place the driveway entrance in the radius of the curve of the intersection.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

NEP/can



PAUL H. RENCKE
CHIEF

July 18, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Stephen M. Ensor, et ux

Location: NW/Cor. Sixth Avenue and Avondale Road

Item No.: 2 Zoning Agenda: Meeting of 7/10/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

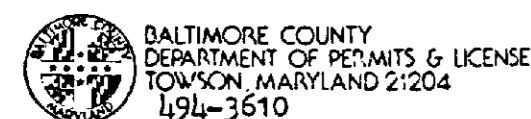
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. Kagan* Noted and Approved: *George M. Kagan*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED TALESKI, JR.
DIRECTOR
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Comments on Item # 2 Zoning Advisory Committee Meeting are as follows:

Property Owner: Stephen M. Ensor, et ux
Location: NW/Cor. Sixth Avenue and Avondale Road
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit side yard setback of 10' in lieu of 15' Lot #5 Thornwood
Acres: 11th

The items checked below are applicable:

- (X) All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-81 (which is a Maryland Code for the Baltimore County) and other applicable Codes.
- (X) A building and/or other miscellaneous permits shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A fire wall is required if construction is on the lot line. See Table 1401, line 2, Section 1407 and Table 1402.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed con comply with the height/area requirements of Table 202 and the required construction classification of Table 1401.
- I. Comments: _____

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plan Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burnham, Chief
Plan Review

CEB:rrj
FOUR 01-82

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner
Date: August 24, 1984
Norman E. Gerber, Director
Office of Planning and Zoning
FROM: _____
SUBJECT: Zoning Petition Nos. 85-63-A and 85-66-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

ZONING DESCRIPTION

Beginning on the northwest corner of Sixth Avenue and Avondale Road (formerly known as Ridge Avenue). Being known and designated as Lot No. 5 on Plat No. 2, Thornwood Park, which Plat is recorded among the land records of Baltimore County in Plat Book G.L.B. No. 21, folio 6. The improvements thereon being known as No. 3920 Sixth Avenue.

PETITION FOR VARIANCE 11th Election District

ZONING: Petition for Variance
LOCATION: Northwest corner Sixth Avenue and Avondale Road (3920 Sixth Avenue)
DATE & TIME: Tuesday, September 11, 1984 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variance to permit a side yard setback of 10 ft. instead of the required 15 ft.

Being the property of Stephen M. Ensor, et ux, as shown on-plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above, or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



ARNOLD JABLON
ZONING COMMISSIONER

September 7, 1984

Mr. and Mrs. Stephen M. Ensor
3020 Sixth Avenue
Baltimore, Maryland 21234

RE: Petition for Variance
NW corner Sixth Avenue and Avondale Road
(3020 Sixth Avenue)
Stephen M. Ensor, et ux - Petitioners
Case No. 85-66-A (Item #2)

Dear Mr. and Mrs. Ensor:

This is to advise you that \$42.85 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 9-11-84 ACCOUNT R-01-615-000

AMOUNT \$42.85

RECEIVED FROM Jeanne M. Ensor
FOR advertising & posting Case # 85-66-A

6 015*****42851 8114F

VALIDATION OR SIGNATURE OF CASHIER

erely,
Zoning Commissioner
of Baltimore County

MICROFILMED

Mr. & Mrs. Stephen M. Ensor
3020 Sixth Avenue
Baltimore, Maryland 21234

NOTICE OF HEARING

Re: Petition for Variance
NW corner Sixth Avenue and Avondale Road
(3020 Sixth Avenue)
Stephen M. Ensor, et ux - Petitioners
Case No. 85-66-A

TIME: 9:30 A.M.

DATE: Tuesday, September 11, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 7/6/84 ACCOUNT R-01-615-000

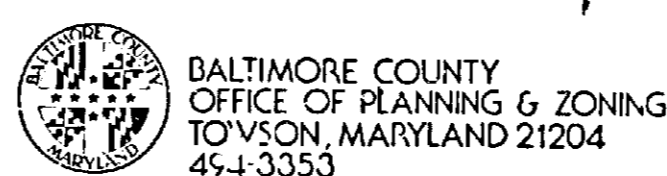
AMOUNT \$35.00

RECEIVED FROM Stephen M. Ensor
FOR advertising & posting Case # 85-66-A

6 015*****35001 8034A

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED



ARNOLD JABLON
ZONING COMMISSIONER

September 11, 1984

Mr. and Mrs. Stephen M. Ensor
3020 Sixth Avenue
Baltimore, Maryland 21234

RE: Petition for Variance
NW corner of Sixth Avenue and Avondale Road (3020 Sixth Avenue) 11th Election District
Stephen M. Ensor, et ux - Petitioners
No. 85-66-A (Item No. 2)

Dear Mr. and Mrs. Ensor:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

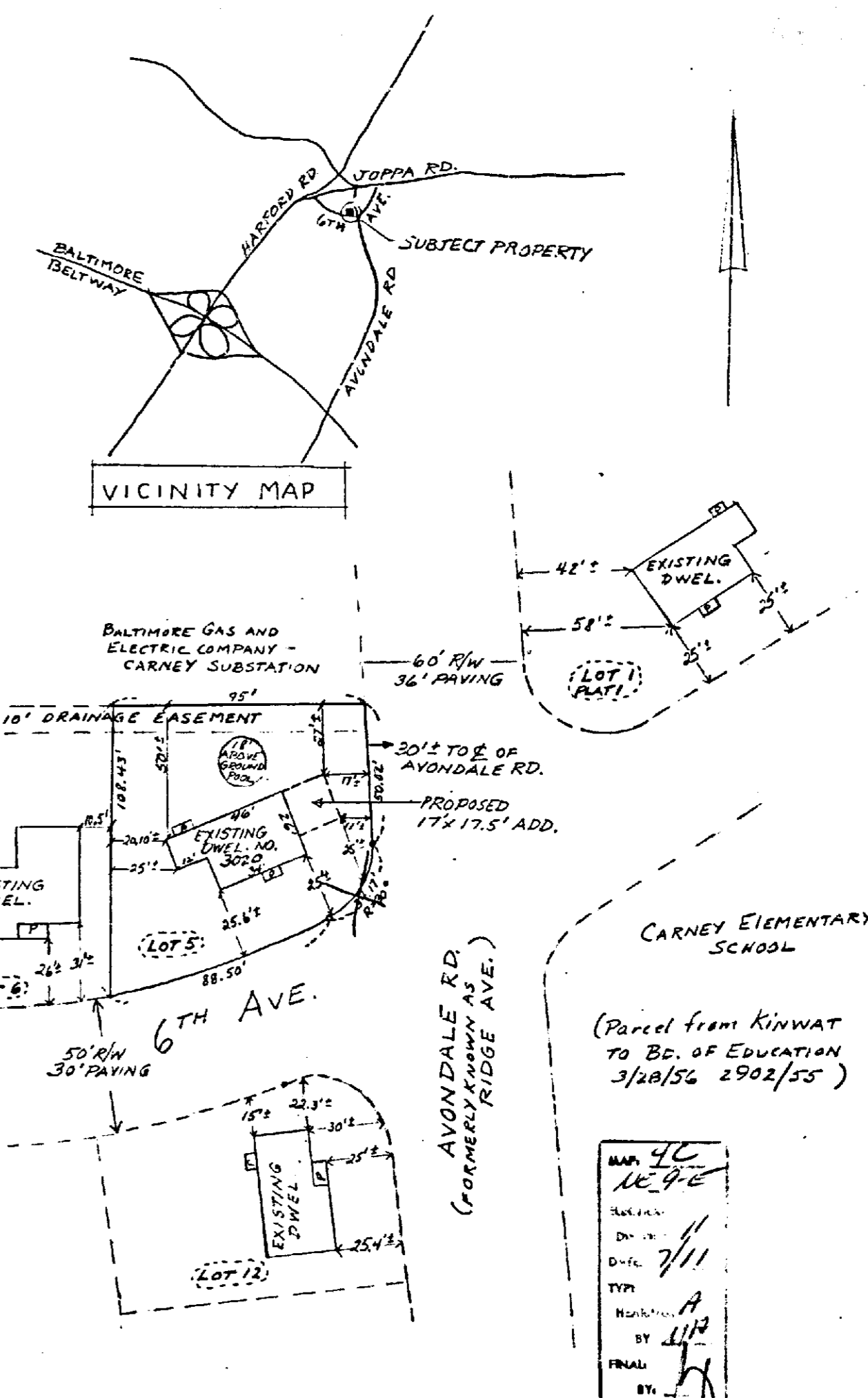
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

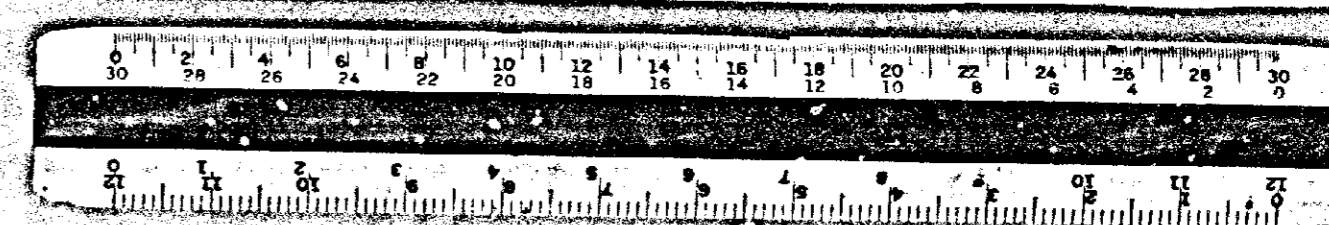
Attachments

cc: People's Counsel

MICROFILMED



PLAT FOR ZONING VARIANCE
OWNER - STEPHEN & JEANNE ENSOR
DISTRICT - 11, ZONED D.R. 5.5
SUBDIVISION - THORNEWOOD PARK
LOT 5, PLAT 2, BOOK NO. 21, FOLIO 6
EXISTING UTILITIES: SEWER IN AVONDALE RD.; WATER IN 6TH AVE.
SCALE: 1" = 50'



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11 Date of Posting 8/13/84

Posted for: Petition for Variance

Petitioner: Stephen M. Ensor, et ux

Location of property: Single 6th Ave. & Avondale Rd.

Location of Sign: Sign at intersection of 6th Ave. & Avondale Rd.

Remarks: None

Posted by: Arnold Jablon Date of return: 8/13/84

Number of Signs: 1

Petition For Variance
11th Election District
ZONING: Petition for Variance
LOCATION: Northwest corner
Sixth Avenue and Avondale Road
(3020 Sixth Avenue)
DATE & TIME: Tuesday, Sept. 11,
1984, at 9:30 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W. Chesapeake Ave., Towson, Md.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance to permit a side yard setback of 10 ft. instead of the required 15 ft.
Being the property of Stephen M. Ensor, et ux, as shown on plat filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing or made at the hearing.
BY ORDER OF
Arnold Jablon
Zoning Commissioner of Baltimore County

The Times

Middle River, Md., Aug 23, 1984

This is to Certify That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 23rd day of August, 1984.
S. D. W. J. E. Publisher.

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 23, 1984

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 23, 1984.

THE JEFFERSONIAN,

13 Kenton
Publisher

Cost of Advertising 18.00

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
1st day of August, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner Stephen M. Ensor, et ux Received by Nicholas B. Commodari
Petitioner's Attorney Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

MICROFILMED